

Cross Property Client Full

32 STURGEON GLEN ROAD

Fenelon Falls, ON K0M 1N0

Kawartha Lakes/Kawartha Lakes (City)/Fenelon (Twp)

Residential/Single Family/For Sale

Active

Price: \$649,000.00



MLS@#: **142875**
 List Date: **20-Jul-2018**
 Bedrooms (AG/BG): **3 (3/0)**
 Bathrooms (F/H): **2 (2/0)**

Type: **Detached**
 Style: **Sidesplit**
 Sqft Above Grade: **1,422**
 Sq Ft Finished: **1,422**
 Sq Ft Source:
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **South**
 Lot Front: **154.00**
 Road Access Fee:
 Access: **Year Round**
 Garage Spaces/Type: **1.0/Detached**
 Driveway Spaces/Type: **5/Private Single Wide/Asphalt**
 Waterfront: **Yes**
 WF Type/Name: **Lake/Sturgeon Lake**
 Shore Rd Allowance: **None**
 WF Buildings: **Bunk House**
 WF Features: **Dock**
 Shore Line: **Mixed**

Sqft Below Grade:
 Sq Ft. Unfinished
 # Rooms: **9**
 Recreational: **Yes**
 Year Built/Desc: **1975/Estimate**
 Lot Depth:
 Lot Size/Acres: **0.5-0.99 Acres/0.66**

WF Exposure: **South**
 WF Frontage Ft: **154**
 Plumbing Age:

Public Remarks: **STURGEON LAKE** This is an extraordinarily charming and well-maintained four-season property located just outside of Fenelon Falls. As you enter the paved driveway you will be delighted by the large, private back yard with its lush lawns and gardens and attractive Bunkie and garage. The deck at the rear of the cottage provides a perfect vantage point to enjoy this oasis. The waterside is equally inviting, as the newly constructed deck is just steps from the armour-stone retaining wall and shoreline. The cottage has three bedrooms and two bathrooms, with the Master with ensuite and walk-in closet on the upper level. The main level is open and bright, with hardwood flooring in the living areas and bedrooms, and tiled floors in the updated kitchen. Efficient heating is provided by a propane forced-air furnace and stove. The south-facing aspect of the cottage is perfect for four-season living, as is the convenient access to services in Fenelon Falls.

Directions: From Fenelon Falls head southeast on Francis St E/Kawartha Lakes County Rd 22 toward Concession Rd, turn right to stay on Francis St E/Kawartha Lakes County Rd 22, turn left onto Sturgeon Glen Rd to #32

Interior Features

Interior Features: **Central Vacuum, Main Floor Laundry**
 Basement: **Crawl Space/None/**
 Heat Primary/Sec: **Forced Air-Propane/**
 HVAC: **Central Air, Duct Work**
 Under Contract/Rental Items: **Propane Tank**

Fireplace: **Propane**
 Foundation: **Poured Concrete**
 Plumbing Age:

Exterior Features

Add'l Monthly Fees:
 Lot Shape: **Irregular**
 Exterior Finish: **Vinyl Siding**
 Restrictions: **None**
 Services: **Electricity, Garbage/Sanitary Collection, School Bus Route**
 Topography: **Level**
 Roofing: **Metal**
 Water/Supply Type: **Well/Drilled Well**
 Water Treatment: **None**
 Exterior Features: **Deck(s)**
 Site Influences: **Lake Access, Landscaped, Schools, Shopping Nearby, Trails, Water View**

Exposure: **Pool: None**
 Lot Irregularities:
 FH Common Fee:

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings , refer to Schedule B for full list of inclusions**

Exclusions: **Personal items.**

Tax Information

Roll#: **165121006049800**
 Pin#: **631460183**
 Assessment \$/Year: **\$435,000/2016**
 Legal Description: **PT LT 3 PL 211 AS IN A42802 CITY OF KAWARTHA LAKES**

Local Improve Fee/Comments /
 Zoning: **RR3**
 Survey/Year: **No**
 Taxes/Year: **\$4,190/2018**
 Survey Type:

Rooms

Room	Level	Dimensions	Features
Living Room	M	18'6"x13'3"	
Dining Room	M	13'10"x13'3"	
Kitchen	M	15'0"x10'3"	
Bedroom	M	9'10"x7'11"	
Bedroom	M	11'1"x7'11"	
Bathroom	M		4-Piece
Foyer	M	5'0"x8'10"	
Master Bedroom	2	14'11"x16'2"	
Bathroom	2		3-Piece, Ensuite

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Client Full Report

Date Printed: 07/20/2018

Prepared By: DAVID DONAIS, Sales Representative

<http://www.kawarthawaterfront.com>

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